

**FY2016 Annual Action Plan  
Community Development Block Grant (CDBG)  
April 2016**



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## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### Introduction

This document is to be submitted to the U. S. Department of Housing and Urban Development (HUD) in fulfillment of the requirements for the Annual Action Plan set forth in 24.CFR 91.200 (c) and 91.220 (b). It serves as the annual strategy and community development planning document of the City of Auburn's Community Development Block Grant (CDBG) Division for FY2016.

This plan was produced by the Community Development Division of the Economic Development Department of the City of Auburn, which is responsible for overseeing the Annual Action strategy planning process.

The CDBG staff contacted all the relevant City Departments in determining Community Development needs specific to the plan. The staff contacted and interviewed governmental and private agencies for Housing and Public Service data of Auburn City. Data used in formulating the housing, homeless and Supportive Needs priorities was obtained from area social service providers. The Auburn Housing Authority (AHA) was especially helpful in sharing information regarding public and assisted housing details.

Overall, the CDBG program is to develop a vital urban community by providing decent housing and suitable living environments, and expanding economic opportunities principally for low and moderate-income citizens. The intent of this Action Plan is to provide details on the programs set forth to reach these goals stated above for the coming CDBG 2016 fiscal year.

### Summary of objectives and outcomes identified in the Plan

This attachment represents funding objectives and priorities identified and reported in the Action Plan FY2016.

### Evaluation of past performance

The evaluation of past performance has helped lead the grantee to choose its goals or projects.

The Community Development Division has partnered successfully with several public service non-profits and the affordable housing construction entities, such as, North Auburn Housing Development Corporation - NAHDC (a Community Based Development Organization) and has managed effectively the housing repair and maintenance programs.

Economic growth, over in the near term, has increased along with the gains in the City of Auburn population. The economic development efforts have been singularly successful at growing economic opportunity to residents of the Auburn area and the area median income has continued to improve. Also related to the economic growth has been an increased housing demand which has driven

up values of existing housing and available raw land. This is a challenge to the City, to continue the economic success while being able to provide housing that is decent and affordable for its low-income

### Summary of Citizen Participation Process and consultation process

The City has adopted and adheres to the Citizen Participation Plan (CPP) that complies with federal requirements. The Community Development staff held public hearings and published and posted notices and summaries of the FY 2016 Action Plan and its proposed use of funds. As part of the 2015-2019 Consolidated Plan it managed and conducted a citizen survey to obtain citizen views on the community development needs.

A broader discussion of the CPP can be found in Section AP-12.

### Summary of public comments

The attachment is a summary of public comments and the response issued by the Community Development Division to citizens and/or the appropriate agency.

Public comments can be summarized as primarily dealing with housing issues, public improvements and facilities, and specific public services. Most were applicable to CDBG eligible proposals, but several were not. Some comments were referred to other City departments to be considered.

A broader discussion of Consultation can be found in Section AP-10.

### Summary of comments or views not accepted and the reasons for not accepting them

Only one comment was not accepted or replied to for further consideration. That comment dealt with a proposal to fund a low to moderate-income credit union. This proposal at this time is considered too expensive a proposition for the resources available to the City and the Community Development Staff and has questionable eligibility as it would be related to CDBG funding.

### Summary

The City has established its main priority to be the provision and/or preservation of affordable housing. The greatest need identified in the Consolidated Plan Community Needs Assessment is to the households paying greater than 30% of their income for housing cost (cost burdened) or greater than 50% of their income for housing costs (severely cost burdened).

Particular emphasis is also given to economic development special activities and industrial training as a means of providing economic opportunity for low to moderate-income citizens. This relates to the

strategy of affordable housing in the sense that resources to provide affordable housing are extremely limited and largely negligible in the face of the amount of need.

*(See attachment-Map of City of Auburn Demographics)*

PR-05 Lead & Responsible Agencies – 91.200(b)

Agency/entity responsible for preparing/administering the Action Plan

Agency Role	Name	Department/Agency
CDBG Administrator	AUBURN	Todd M. White

**Table 1 – Responsible Agencies**

Action Plan Public Contact Information

To make inquires or comments regarding the City of Auburn’s Annual Action Plan FY2016 please contact:

Mr. Todd M. White, Community Development Director

City of Auburn, Community Development Division

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Auburn, Alabama 36832

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## AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

### Introduction

During the preparation of the Action Plan, the Community Development Division Staff consulted with the Auburn Housing Authority (AHA) and other federally assisted housing professionals and supportive service agencies to determine the availability of affordable housing receiving governmental assistance. An attempt was also made to determine the inventory of complexes and units available as part of special supportive services and services to those of a protected class.

### Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Consultations for the Action Plan, gave the Community Development Division Staff an opportunity to consult with the Auburn Housing Authority (AHA) staff and other housing staff about available units, special set-aside units and complexes and programs for personal development within each complex or agency. One important finding was related to the existence of any issues related to lead-based paint hazards. It was determined that all of the AHA units have been remediated and no AHA units contain lead-based paint. All other privately owned assisted housing was built after 1980 and contains no lead-based paint. The staff of the Lee County Health Department reports that they have not encountered any cases of lead-based paint poisoning related to housing during calendar year 2015 or in the last Consolidated Plan cycle for the City of Auburn.

Consultations took place with the East Alabama Mental Health Center, Unity Wellness (an HIV/AIDS provider), The Lee County Department of Health, and Auburn City Schools. Such consultation determined the extent of need and the resources available to these organizations to address special need populations. Housing that is affordable to their clients was the main need identified in these settings.

Coordination and communication between these service agencies and assisted housing providers is encouraged as a means of providing affordable housing and necessary services to low-income families and individuals, as the need for affordable housing and services often overlap. The City will support additional affordable housing options and special supportive service programming when appropriate.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Continuum of Care agency serving the City of Auburn is the Alabama Rural Coalition for the Homeless (ARCH), which also has a statewide mission (Forty-two counties - 42). Staff of the Community Development Division met with representatives of ARCH to ascertain the existing and planned resources that are available to meet the needs of the Homeless in the City of Auburn. ARCH currently operates seven (7) units of Permanent (i.e., long-term) Supportive (PHS) Housing located in the City. The staff, with direction from ARCH and local volunteers, participated in a local Point-in-Time count to survey the homeless on a January 21, 2016. Emergency Service Grants (ESG) are available to area residents and the homeless as a funding option via ARCH in Montgomery.

Lacking the funding from the CDBG program to significantly impact the provision of supportive housing, short and long term homelessness assistance, the City will support appropriate applications for homeless assistance funding by the Continuum of Care agency along with other local application from stakeholders interest in participating in these efforts.

[Describe consultation with the Continuum\(s\) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS](#)

The City of Auburn is not an entitlement recipient of Emergency Solutions Grant (ESG) funds due to its population. Any entity applying for ESG funding must apply under the balance of state ESG funds administered and allocated through the Alabama Department of Economic and Community Affairs (ADECA). The City would support an application by the Continuum of Care organization provided it complied with the City's zoning, subdivision, and planning ordinances.

Eventhough ESG funds are available to Auburn residents, not being an ESG grantee the City has no role in the administration of the Homeless Management Information System (HMIS).

[Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities](#)

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	AUBURN HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The AHA consultation determined the extent of need and resources available to the AHA programs and population.
2	<b>Agency/Group/Organization</b>	LEE COUNTY ALABAMA HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The HFH consultation determined the extent of need and resources available to the affiliate for affordable housing construction.
3	<b>Agency/Group/Organization</b>	North Auburn Housing Development Corp.
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing Neighborhood Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The NAHDC consultation determined the extent of need and resources available to the organization (CBDO) for affordable new home construction.
4	<b>Agency/Group/Organization</b>	Presbyterian Community Ministry
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	PCM consultation determined the extent of need and resources available to the non-profit for emergency home repairs.
5	<b>Agency/Group/Organization</b>	EAST ALABAMA FOOD BANK
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Veterans Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Food Bank and Community Market consultation determined the extent of need and resources available to the organization and the Brown Bag program.
6	<b>Agency/Group/Organization</b>	BOYS AND GIRLS CLUB OF LEE COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The B/G club consultation determined the extent of need and resources available to the organization to serve Auburn youth and families.
7	<b>Agency/Group/Organization</b>	AUBURN DAYCARE CENTER
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The ADC consultation determined the extent of need and resources available to the daycare for the it programing and youth services.
8	<b>Agency/Group/Organization</b>	Unity Wellness
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Non-Homeless Special Needs

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The UW consultation determined the extent of need and resources available to the organization for it services to the area HIV/AIDS population.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

No agencies were intentionally not consulted. However, the following agencies generally responding to request for funding did not make contact us for applications and did not respond for request for consultation: True Deliverance Church, Oak Park, The Domestic Violence Center, Lee County Youth Development Center, Rebuilding Together, and Child Care Advocacy.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	ARCH	Participate in enhanced services to homeless and Point-In-time count. Increase funding specific to homelessness.
Emergency homeless shelter	Salvation Army	Increased emergency shelter and services to homeless.
Transportation Services	Lee-Russell Council of Gov'ts	Participate in transportation solutions and enhanced services to LMI population.
Affordable Housing Programs	Alabama Housing Finance Authority	We consulted with AHFA on affordable housing initiatives at the state and local levels.

**Table 3 – Other local / regional / federal planning efforts**

Narrative

Staff of the Community Development Division continues to attend meetings of social service providers such as those sponsored by the United Way, Goodwill, Alabama Council for Human Relations, and others. These meetings are a valuable way to let other agencies know of CDBG activities and to assess where social service agencies can assist the efforts of CDBG.

Community Development has consistent contact with the Director and Staff of the Public Housing Authority and communicates directly on ways in which the CDBG program can benefit public housing facilities and residents.

Private housing developers seek out the CDBG when planning applications for Low Income Housing Tax Credits or other programs of the Alabama Housing Finance Authority. Applications for financial subsidies from AHFA generally require letters of consistency with the Community Development strategy.

CDBG plans to fund a variety of programs/activities to support area LMI households with affordable housing, homelessness, public housing, special needs activities, and community development assets initiatives. Throughout this plan these areas have been addressed related to the level of needs, priorities, goals and outcomes.

*(See attachment-Citizens Participation Plan and Public hearing comments)*

## AP-12 Participation – 91.105, 91.200(c)

### Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Auburn has adopted and adheres to a Citizen Participation Plan (CPP) that complies with Federal regulations set forth at 24 CFR 91.105 and 91.200 (c). In accordance with the CPP, the City held public hearings on January 12th and March 8, 2016 to inform citizens of the scope of funding to be available and the type of activities for which these funds may be utilized in the upcoming CDBG fiscal year. At these hearings the staff also received citizen comments regarding the needs, questions and concerns related to low and moderate-income individuals, households, and neighborhoods. These two public hearings were held at the Boykin Community Center which is located in a predominately LMI neighborhood and geographically designated within LMI Census Tract (406.02). One hearing was held at 10:00 AM and one was held at 5:00 PM, in an attempt to reach more citizens with differing work and activity schedules. Special efforts were made to encourage participation through newspaper and digital notifications the week of January 3rd (2016) and February 1st (2016), public service announcements, City sponsored digital communications, correspondence with local churches, and postings in City buildings were posted throughout the month of January. On January 4, 2016, The Opelika-Auburn News ran an ad announcing that the City would hold a public hearing on CDBG on January 12th. An ad specific to the hearing also ran in the local weekly, The Villager News, on January 7th.

In all publicity regarding the public hearings, citizens were encouraged to notify the Community Development Division with any requests for accommodations that would be necessary due to physical disabilities or language barriers. The CPP provides that the staff of the Community Development Division will provide technical assistance to groups seeking funding assistance. Such assistance was provided to one group requesting clarification on the funding criteria.

A summary of the estimated funding allocation and Action Plan details was published in The Opelika-Auburn News and The Villager newspapers on February 4, 2016. Interested parties were given 30 days to review and comment on the content of these documents.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Church community				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Digital outreach is designed to raise awareness and draw attention to CD events. No citizens or call-ins identified they read the City website post. We frequently receive increased calls and request after website publicity and public service announcements.</p>			
3	Public Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>No citizens in attendance.</p>			

**Table 4 – Citizen Participation Outreach**



AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

Of the formula Entitlement Programs allocated by HUD (CDBG, HOME, ESG, and HOPWA), the City of Auburn qualifies to receive entitlement funding only under the CDBG program. Therefore, only CDBG funding is available to address the priority needs and specific goals and objectives identified in this Action Plan.

The only private funding leveraged by the activities undertaken by the City is the Homeownership Assistance (down-payment and closing cost) provided by the City to low- and moderate-income homebuyers. Under this program a private mortgage lender provides first mortgage financing and the City provides a second mortgage as a down-payment for qualified applicants. Typically the down-payment will provide no more than 20% of the cost of the house, thereby incentivizing the lender to provide 80% of the financing.

While the City has set a high priority for rental assistance via HCV vouchers must be applied for by the Public Housing Authority when funding is available and applications are being accepted by HUD. Likewise, Low Income Housing Tax Credit allocations may only be applied for by a qualified housing development organization applying to the Alabama Housing Finance Authority.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	488,410	100,000	250,000	838,410	1,350,000	
Section 108	public - federal	Economic Development	1,102,000	0	0	1,102,000	0	

**Table 5 - Expected Resources – Priority Table**

[Explain how federal funds will leverage those additional resources \(private, state and local funds\), including a description of how matching requirements will be satisfied](#)

See the discussion in the introduction to this section above.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

No publically owned land or property located in the City of Auburn will be used to address the needs identified in this Plan.

*(See attachment-Funding recommendations table )*

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	New Home Construction	2016	2017	Affordable Housing		New home construction	CDBG: \$185,000	Homeowner Housing Added: 3 Household Housing Unit
2	Housing Rehabilitation	2016	2017	Affordable Housing Non-Homeless Special Needs		Rehabilitation/ Reconstruction	CDBG: \$103,110	Homeowner Housing Rehabilitated: 15 Household Housing Unit
3	Homeowner Assistance	2016	2017	Affordable Housing		Homeownership Assistance	CDBG: \$3,000	Direct Financial Assistance to Homebuyers: 3 Households Assisted
4	Housing Reconstruction	2016	2017	Affordable Housing		Rehabilitation/ Reconstruction		Homeowner Housing Added: 2 Household Housing Unit
5	Land Acquisition	2016	2017	Affordable Housing		Acquisition of vacant residential lots		Homeowner Housing Added: 3 Household Housing Unit
6	Senior Facilities	2016	2017	Affordable Housing Non-Homeless Special Needs		Public improvements and infrastructure		
7	Recreation facilities	2016	2017	Non-Homeless Special Needs		Public improvements and infrastructure		
8	Street Improvements	2016	2017	Non-Housing Community Development		Public improvements and infrastructure		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Drainage Improvements	2016	2017	Non-Housing Community Development		Public improvements and infrastructure		
10	Sidewalk projects	2016	2017	Non-Housing Community Development		Public improvements and infrastructure	CDBG: \$25,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2 Persons Assisted
11	Rental Assistance	2016	2017	Non-Homeless Special Needs		Public Services	CDBG: \$8,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
12	Utility assistance	2016	2017	Non-Homeless Special Needs		Public Services	CDBG: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
13	Mortgage Assistance	2016	2017	Affordable Housing Non-Homeless Special Needs			CDBG: \$1,000	Public service activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted
14	Senior Supportive Services	2016	2017	Non-Homeless Special Needs		Public Services	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
15	Youth Supportive Services	2016	2017	Public Housing Non-Homeless Special Needs		Public Services	CDBG: \$31,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
16	Homeless Emergency Shelter	2016	2017	Homeless		Public Services	CDBG: \$6,000	Homeless Person Overnight Shelter: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	Demolition and Clearance	2016	2017	Affordable Housing		Demolition and Clearance	CDBG: \$5,000	Buildings Demolished: 2 Buildings
18	Economic Activity	2016	2017	Non-Housing Community Development		Economic Development special activities	Section 108: \$250,000	Jobs created/retained: 10 Jobs

**Table 6 – Goals Summary**

Goal Descriptions

1	<b>Goal Name</b>	New Home Construction
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Homeowner Assistance
	<b>Goal Description</b>	
4	<b>Goal Name</b>	Housing Reconstruction
	<b>Goal Description</b>	
5	<b>Goal Name</b>	Land Acquisition
	<b>Goal Description</b>	
6	<b>Goal Name</b>	Senior Facilities
	<b>Goal Description</b>	

7	<b>Goal Name</b>	Recreation facilities
	<b>Goal Description</b>	
8	<b>Goal Name</b>	Street Improvements
	<b>Goal Description</b>	
9	<b>Goal Name</b>	Drainage Improvements
	<b>Goal Description</b>	
10	<b>Goal Name</b>	Sidewalk projects
	<b>Goal Description</b>	
11	<b>Goal Name</b>	Rental Assistance
	<b>Goal Description</b>	
12	<b>Goal Name</b>	Utility assistance
	<b>Goal Description</b>	
13	<b>Goal Name</b>	Mortgage Assistance
	<b>Goal Description</b>	
14	<b>Goal Name</b>	Senior Supportive Services
	<b>Goal Description</b>	
15	<b>Goal Name</b>	Youth Supportive Services
	<b>Goal Description</b>	
16	<b>Goal Name</b>	Homeless Emergency Shelter
	<b>Goal Description</b>	

17	<b>Goal Name</b>	Demolition and Clearance
	<b>Goal Description</b>	
18	<b>Goal Name</b>	Economic Activity
	<b>Goal Description</b>	

**Table 7 – Goal Descriptions**

[Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215\(b\):](#)

The City anticipates funding the North Auburn Housing Development Corporation - a CBDO. This affordable housing entity estimates they will provide affordable housing to 3-5 moderate families and individuals.

## AP-35 Projects – 91.220(d)

### Introduction

Based on the finding the many LMI families and individuals are cost burdened or severely cost burdened, the primary emphasis will be specific to new affordable housing construction and rehabilitation (i.e., repair and maintenance) in order to help keep housing stock affordable. Homeowner assistance, which is a downpayment assistance program is designed to encourage and enable low- and moderate-income renters to become homeowners.

#	Project Name
1	Housing Rehabilitation
2	Housing emergency grants for rehabilitation
3	Homeownership Assistance
4	Housing administration
5	Housing new construction
6	Demolition and Clearance
7	Program Administration
8	Homeless assistance
9	Auburn Daycare Center
10	Family Services - AHA
11	Food Bank brown bag program
12	Boys and Girls Club - youth services
13	Sport Voucher
14	Mortgage Assistance
15	Utility Assistance
16	Rental Assistance
17	Sidewalk project
18	Economic Development special activity
19	Unity Wellness
20	Joyland Day Care
21	Family Resource Services
22	Salvation Army Emergency Shelter

**Table 8 – Project Information**

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Given the finding from the Community Needs Assessment Survey (2014) and Consolidated Plan (2015) data analysis that cost burdened and severely cost burdened households represent the greatest need, it

is the City's intention to allocate most of its CDBG resources to housing related issues. Priority will be given to new affordable housing construction and rehabilitation (i.e., repair and maintenance) to help preserve the stock of affordable units. Homeowner assistance, which is a downpayment assistance program is designed to encourage and enable low and moderate-income renters to become homeowners, by making the initial downpayment and closing cost affordable.

Part of the public service items budgeted are also targeted to the assistance of cost burdened households. The City will budget activities to assist low-income households that experience problems with making their mortgage or rent payment, or that face imminent threats of having utilities disconnected or being displaced. Persons facing such emergencies are at risk of becoming homeless and this assistance is designed to provide one-time grants to get past such emergencies.

Also being funded are public service activities to provide assistance to youth, children and to senior citizens (the elderly and frail elderly). These activities provide needed services to assist very low-income persons who lack financial resources to participate in recreational and nutritional programs that are otherwise available to the general public. It is felt that these resources are adequate at this time, and that there is no major obstacle to addressing these underserved needs.

Lastly, activities to improve low-income neighborhoods are provided through a sidewalk public improvement that was requested by the Housing Authority and part of major economic development initiative, and a demolition and clearance activity to remove dilapidated structures that create a blighting influence. This demolition will be on a spot basis.

Implicit in the selection of priorities to fund under this Action Plan is the amount of available funding and the ability of staff and subrecipients to implement and execute the activities.

*(See attachment-Map of income indicators)*

[AP-38 Projects Summary](#)

[Project Summary Information](#)

**Table 9 – Project Summary**

<b>1</b>	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Rehabilitation/ Reconstruction
	<b>Funding</b>	CDBG: \$93,110
	<b>Description</b>	Providing housing rehab loans for LMI working homeowners and deferred loans for elderly/disabled owners.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 15 homes will rehabilitated through direct below interest rate loans (both amortarized and deferred). Working familes and individuals are extended scheduled loans while elderly/disabled familes and individuals are issued deferred loans and grants.
	<b>Location Description</b>	Rehabilitation takes place for LMI households throughout the City of Auburn.
	<b>Planned Activities</b>	
<b>2</b>	<b>Project Name</b>	Housing emergency grants for rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Rehabilitation/ Reconstruction
	<b>Funding</b>	CDBG: \$10,000

	<b>Description</b>	Housing emergency grants are issued for needed home repairs for LMI owners.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 10 households will benefit from housing rehab emergency grants. Elderly/disabled and working LMI homeowners benefit from rehab grants.
	<b>Location Description</b>	Rehab grants are performed in LMI households throughout the City of Auburn.
	<b>Planned Activities</b>	
<b>3</b>	<b>Project Name</b>	Homeownership Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner Assistance
	<b>Needs Addressed</b>	Homeownership Assistance
	<b>Funding</b>	CDBG: \$3,000
	<b>Description</b>	This program provides down payment and closing cost assistance to qualifying LMI buyers.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	We estimate we will provide CDBG assistance for 3 to 5 LMI homebuyers.
	<b>Location Description</b>	We estimate we will provide CDBG assistance for 3 to 5 LMI homebuyers within the City limits.
	<b>Planned Activities</b>	
<b>4</b>	<b>Project Name</b>	Housing administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	

	<b>Needs Addressed</b>	Housing Program administration
	<b>Funding</b>	CDBG: \$85,000
	<b>Description</b>	This funding supports administration cost for all housing programs.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>5</b>	<b>Project Name</b>	Housing new construction
	<b>Target Area</b>	
	<b>Goals Supported</b>	New Home Construction
	<b>Needs Addressed</b>	New home construction
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	This program creates marketable new homes for qualifying LMI families and individuals.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 3-5 families and individuals will benefit from new home construction.
	<b>Location Description</b>	The affordable home construction can be performed in any area of the City with a qualifying LMI family or individual.
	<b>Planned Activities</b>	
<b>6</b>	<b>Project Name</b>	Demolition and Clearance

	<b>Target Area</b>	
	<b>Goals Supported</b>	Demolition and Clearance
	<b>Needs Addressed</b>	Demolition and Clearance
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Eliminate blighted properties on a spot basis in LMI areas.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimate of 2-4 properties will benefit from elimination of blight in LIM areas.
	<b>Location Description</b>	Demolition and clearance can be performed with a qualifying LMI owner.
	<b>Planned Activities</b>	
<b>7</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Housing Program administration
	<b>Funding</b>	CDBG: \$93,300
	<b>Description</b>	Community Development program administration provides funding for daily operations.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	
<b>8</b>	<b>Project Name</b>	Homeless assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeless Emergency Shelter
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$2,000
	<b>Description</b>	Homeless assistance provides shelter voucher for limited nights stay at area accommodations for emergencies.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 50-75 individuals will benefit from the homeless assistance activity and supportive services for citizens at risk of homelessness.
	<b>Location Description</b>	Homeless supportive services extends to residents of the City of Auburn.
	<b>Planned Activities</b>	
<b>9</b>	<b>Project Name</b>	Auburn Daycare Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	Youth Supportive Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$2,500
	<b>Description</b>	Auburn Daycare provides childcare/after schools services primarily to LMI households in a LMI area.
	<b>Target Date</b>	5/31/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A estimated 150-200 LMI youth will benefit from Auburn Day Care allocation.
	<b>Location Description</b>	Auburn Daycare serve LMI citizens and is located in a LMI neighborhood and census tract.
	<b>Planned Activities</b>	
<b>10</b>	<b>Project Name</b>	Family Services - AHA
	<b>Target Area</b>	
	<b>Goals Supported</b>	Senior Supportive Services Youth Supportive Services Economic Activity
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	The Auburn Housing Authority provides residential supportive services to residents at all complexes.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A estimated 50-75 LMI familes and individuals will benefit from Auburn Housing Authority allocation.
	<b>Location Description</b>	The AHA is located in a LMI Census Tract.
	<b>Planned Activities</b>	
<b>11</b>	<b>Project Name</b>	Food Bank brown bag program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Senior Supportive Services
	<b>Needs Addressed</b>	Public Services

	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	The area Food Bank supports LMI adults (Seniors) with reliable brown bag meals from its Community Market.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A estimated 150-200 LMI seniors will benefit from Food Bank Brown Bag program allocation.
	<b>Location Description</b>	The EA food bank serves LMI seniors and is located in a LMI Census Tract.
	<b>Planned Activities</b>	
<b>12</b>	<b>Project Name</b>	Boys and Girls Club - youth services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Youth Supportive Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Boys and Girls club provides youth development programming to local LMI youth.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A estimated 150-200 LMI youth will benefit from Auburn Boys and Girls Club program allocation.
	<b>Location Description</b>	The Boys and Girls Club operates in one of Auburn's Community Centers serving and predominateley LMI population in a LMI Census Tract.
	<b>Planned Activities</b>	
<b>13</b>	<b>Project Name</b>	Sport Voucher

	<b>Target Area</b>	
	<b>Goals Supported</b>	Youth Supportive Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$1,000
	<b>Description</b>	Sports vouchers are available through the Community Development Division to support youth entry fees for LMI youth.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A estimated 50 LMI youth will benefit from Sports Voucher program funding.
	<b>Location Description</b>	Sports Vouchers are extended to LMI youth throughout the City.
	<b>Planned Activities</b>	
<b>14</b>	<b>Project Name</b>	Mortgage Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Mortgage Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$1,000
	<b>Description</b>	Mortgage assistance supports LMI cost burdened owners and combats the risk of homelessness.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A estimated 10 LMI families and individuals will benefit from mortgage assistance funding.
	<b>Location Description</b>	

	<b>Planned Activities</b>	
<b>15</b>	<b>Project Name</b>	Utility Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Utility assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	Utility assistance supports cost burdened and severely cost burdened LMI citizens and combats the risk of eviction and homelessness.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A estimated 125-150 LMI families and individuals will benefit from Utility assistance funding.
	<b>Location Description</b>	Utility assistance can be extended to any qualifying LMI resident in the City.
	<b>Planned Activities</b>	
<b>16</b>	<b>Project Name</b>	Rental Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$8,000
	<b>Description</b>	Rental assistance supports cost burdened and severely cost burdened LMI citizens and combats the risk of eviction and homelessness.
	<b>Target Date</b>	5/31/2017

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A estimated 125-150 LMI families and individuals will benefit from Rental assistance funding.
	<b>Location Description</b>	Rental assistance can be extended to any qualifying LMI citizen in Auburn.
	<b>Planned Activities</b>	
<b>17</b>	<b>Project Name</b>	Sidewalk project
	<b>Target Area</b>	
	<b>Goals Supported</b>	Sidewalk projects
	<b>Needs Addressed</b>	Public improvements and infrastructure
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	This public improvement will provide sidewalk LMI area for LMI citizens.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The planned sidewalk project will benefit two sizeable LMI neighborhoods and the largest housing project in the City. The project will provide access to an essential commercial area.
	<b>Location Description</b>	The housing project and the commercial development are both within a LMI census tract.
	<b>Planned Activities</b>	
<b>18</b>	<b>Project Name</b>	Economic Development special activity
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Activity
	<b>Needs Addressed</b>	Economic Development special activities
	<b>Funding</b>	Section 108: \$250,000

	<b>Description</b>	ED-Section 108 provides loan funds for local commercial/industrial businesses to support LMI employees.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Section 108 is estimated is create 6-10 LMI jobs for local businesses/borrowers with this level of funding.
	<b>Location Description</b>	These commercial projects can be available anywhere in the City of Auburn.
	<b>Planned Activities</b>	
<b>19</b>	<b>Project Name</b>	Unity Wellness
	<b>Target Area</b>	
	<b>Goals Supported</b>	Senior Supportive Services Youth Supportive Services Homeless Emergency Shelter
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$2,000
	<b>Description</b>	Unity Wellness provides supportive services to LMI citizens of Auburn.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Services will be extended to 10-15 patients.
	<b>Location Description</b>	Supportive services will be extended to any qualifying LMI Auburn resident.
	<b>Planned Activities</b>	
<b>20</b>	<b>Project Name</b>	Joyland Day Care

	<b>Target Area</b>	
	<b>Goals Supported</b>	Youth Supportive Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$2,500
	<b>Description</b>	Joyland Day Care will provide youth services/daycare to LMI qualified Auburn youth.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Joyland will extend funding to 150-175 LMI children of Auburn.
	<b>Location Description</b>	Joyland serves a LMI neighborhood in a LMI Census Tract within the City.
	<b>Planned Activities</b>	
<b>21</b>	<b>Project Name</b>	Family Resource Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Youth Supportive Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	FRC provides supportive services for LMI Auburn families and children.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 LMI households of Auburn will benefit from FRC supportive services for LMI adults and children.
	<b>Location Description</b>	

	<b>Planned Activities</b>	
<b>22</b>	<b>Project Name</b>	Salvation Army Emergency Shelter
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeless Emergency Shelter
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$2,000
	<b>Description</b>	Salvation Army will provide homeless services to qualifying families and individuals in Auburn City.
	<b>Target Date</b>	5/31/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Salvation Army will extend emergency shelter to 25-30 families and individuals in Auburn.
	<b>Location Description</b>	
	<b>Planned Activities</b>	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Based upon the information contained in the Con Plan/Annual Action Plan needs analysis and the resources available to meet those needs, the City of Auburn does not choose to allocate its resources to a specific targeted geographic area.

Geographic Distribution

Target Area	Percentage of Funds

**Table 10 - Geographic Distribution**

Rationale for the priorities for allocating investments geographically

The City of Auburn is fortunate it does not have to choose to allocate its resources to a specific targeted geographic area. Not selecting a specific target area allows the City to invest Community Development monies in areas throughout the city to where LMI families and individuals reside and specific LMI concentrated locals and census tracts.

## AP-55 Affordable Housing – 91.220(g)

### Introduction

Affordable housing has been identified as the highest priority need for the City of Auburn. The ability to address that need is strictly limited by resources. The goals for affordable housing set forth in this section of the Action Plan is felt to be realistic given the funding and programs available to address this issue.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	50
Non-Homeless	200
Special-Needs	200
Total	450

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	100
The Production of New Units	3
Rehab of Existing Units	15
Acquisition of Existing Units	3
Total	121

**Table 12 - One Year Goals for Affordable Housing by Support Type**

### Discussion

Goals for providing affordable housing for homeless, non-homeless, and special needs are zero. It is strongly felt at this time that a homeless shelter - of such - would have an impact on the "emergency" nature of being displaced, as most local homeless individuals are here. Based on the needs assessment there was not a significant need identified for these types of housing. Also the City does not receive the funding that would be necessary to provide this type facility.

Given the existing programs and resources, a goal of building three (3) new affordable homeowner units and repairing ten (10) houses occupied by low- and moderate-income persons is felt to be reasonable. The City has been operating these two activities for a number of years and has the experience to undertake this goal.



## AP-60 Public Housing – 91.220(h)

### Introduction

Public housing is probably the most important source of providing housing for low and extremely low-income families and individuals. It represents an important housing asset to the City of Auburn and the City supports the Auburn Housing Authority Board and Staff and works closely in addressing the needs of public housing residents and facilities.

### Actions planned during the next year to address the needs to public housing

The only action in this year's budget that will serve public housing is a sidewalk project requested by the Auburn Housing Authority.

### Actions to encourage public housing residents to become more involved in management and participate in homeownership

Auburn Housing Authority currently undertakes a broad range of resident initiative programs as outlined in the Consolidated Plan. No new initiatives are planned for this program year.

### If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Auburn Housing Authority is considered a high performing PHA and is not designated as "troubled".

### Discussion

The Auburn Housing Authority is a well managed public entity scoring an average of 95 on its housing condition evaluation. AHA is currently completing their conversion to the Rental Assistance Demonstration (RAD) process.



## AP-65 Homeless and Other Special Needs Activities – 91.220(i)

### Introduction

The Consolidated Plan/ Action Plan process identifies homelessness as a lower priority need in the City of Auburn as compared to larger area, e.g. Montgomery, Columbus, Atlanta. The City will continue to fund its in-house emergency shelter assistance program that provides financial assistance for households and individuals who have lost their homes due to fire, utility disconnections, family separations or other emergencies. This program pays hotel bills for short stays to enable clients to make arrangements for more permanent arrangements. Experience has shown that this program will handle between 36-50 persons a year.

Along with this, starting in FY2016, local stakeholders will use CDBG funding for homeless shelter to better serve the population that come to their facility first. Salvation Army often serves families and provides supportive services along with temporary shelter. Unity Wellness will work with HIV/AIDs patients providing housing services using CDBG funding to those at risk of homeless due to their illness.

### Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

#### Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Consolidated Plan/Action Plan process identifies homelessness - in this community - stemming largely from the cost burden condition. The City and immediate area has made it a goal to better address the homeless with better supportive services; especially, extending services to those families and individuals victims to tragic events significantly disrupting their daily living and/or quality of life.

The City of Auburn and the City of Opelika are adjacent. The two communities have worked to address homelessness on both the City level and area levels. It is recognized that homelessness impacts both communities and often families and individuals are homeless in the area and receiving services that cross community boarder and are outside of CD assistance. This reality is considered as addressing needs for the homelessness are initiated.

### Addressing the emergency shelter and transitional housing needs of homeless persons

The Consolidated Plan/ Action Plan identified minimal homelessness for the City based on the prevalence of chronic homelessness within the City limits.

At the same time there exist a need for emergency shelter and transitional housing. Emergency shelter for families and individuals experiencing a specific or a range of disrupting episodes at a particular time. Emergency shelter is extended by the City of Auburn, Salvation Army, Auburn City Schools, The Center for Domestic Violence, local churches, and the Alabama Rural Coalition for the Homeless (ARCH). These entities provide assistance to roughly 100 times per year on an emergency level in a local hotel.

Transitional housing is provided locally by His Place (Men), Hope's Inn (Women) for life controlling problems (one year program). ARCH provides Emergency Service Grant (ESG) and Permanent Supportive Housing (SHP) to applicants chronically and choosing to reside in Auburn.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

As part of the FY2016 Action Plan funding proposal...the City plans a CDBG expenditure for homelessness specific to emergency shelter and supportive services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Consolidated Plan identifies homelessness as a low priority need. The City plans a CDBG expenditure for homelessness specific to emergency shelter and supportive services.

## Discussion

Consultation with homeless shelter providers in Lee County and examination of the point-in-time count of homeless persons has revealed that homelessness is prevalent in Auburn in the same terms as other communities in the State. Homelessness is most often the result of emergency situations temporarily rendering households homeless. Auburn does offer a short-term hotel stay to provide shelter to low-income persons in these situations. Experience has shown that within a couple of days these households are able to make arrangements for other shelter.

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

## AP-75 Barriers to affordable housing – 91.220(j)

### Introduction

The City of Auburn has looked at its governmental policies to determine if such policies are having a negative effect on production of affordable housing. This section addresses those findings.

### Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Analysis of Impediments (AI) 2015-2019 provides an extensive discussion of the negative effects of public and private practice having an impact on affordable housing and residential investment. The AI identifies items required by the City's new energy code and its subdivision regulations that add additional costs that must be eventually passed on by the housing developer to the homebuyer or rental tenant. While these items were identified, it was considered that the overall benefit to the eventual occupant and the public at-large outweighed the negative impact of the additional costs. The AI identifies the lack of affordable rental housing options as it relates to a large student population residing in the City as a group living off campus but enrolled at Auburn University. Lastly, the AI points to transportation being improved as a means of supporting those in need of affordable housing, especially, rental housing.

### Discussion

The Consolidated Plan (2015-2019) Market Analysis section along the Analysis of Fair Housing (2015) provides an extensive discussion of the negative effects of public policies on affordable housing and residential investment. This section identifies items required by the City's new energy code and its subdivision regulations that add additional costs that must be eventually passed on by the housing developer to the homebuyer or rental tenant. While these items were identified, it was considered that the overall benefit to the eventual occupant and the public at-large outweighed the negative impact of the additional costs.

The jurisdiction plans no modifications or amendments to its policies at this time.

## AP-85 Other Actions – 91.220(k)

### Introduction

This section will address actions that the jurisdiction will or will not take to deal with the items that follow.

### Actions planned to address obstacles to meeting underserved needs

The CDBG will fund a small number of public service programs to meet underserved needs of youths, children and elderly persons.

### Actions planned to foster and maintain affordable housing

The CDBG program will continue to provide a housing construction program in conjunction with the North Auburn Housing Development Corporation, a Community Based Development Organization (CBDO). This organization builds and markets affordable homes to qualified low- and moderate-income homebuyers.

In addition, the Community Development Division will continue its housing repair and maintenance program to assist units occupied by low-income households. This program helps maintain low-income households in their homes.

### Actions planned to reduce lead-based paint hazards

Houses accepted for assistance under the housing repair and maintenance program that were built prior to 1978 will be tested for lead-based paint. Should LBP be detected, the house will be treated or abated in accordance with federal guidelines.

### Actions planned to reduce the number of poverty-level families

The City's strategy for reducing poverty is to undertake an aggressive economic development program that includes the recruitment of new and expanding industries, assistance to existing industries and businesses, and encouragement of entrepreneurial start-ups, coupled with an innovative approach to job training and education. The section of analysis related to Non-Housing Community Development Assets, of the Consolidated Plan contains an extensive discussion of the City's economic development successes and the role of the Auburn Training Connection in that success.

In addition to the efforts of the Economic Development Department, the Public Housing Authority offers a Family Self-Sufficiency Program aimed at assisting residents of public housing to participate in education opportunities, job training, financial counseling, and other types of self-improvement programs. The ultimate goal is to make the program participants self-reliant. The PHA also offers Career Planning Classes and a federal transit funded Jobs Access Reverse Commute (JARC) program that improves transportation for low-income persons that enable them to access available jobs.

### Actions planned to develop institutional structure

It is felt that the existing institutional structure is adequate for a small CDBG program. There are no specific plans to develop additional institutional structure.

### Actions planned to enhance coordination between public and private housing and social service agencies

Staff of the Community Development Division (CDD) continues to attend meetings of social service providers such as those sponsored by the United Way, Goodwill, Alabama Council for Human Relations, Lee Russell Council on Gov't and others. These meetings are a valuable way to let other agencies know of CDBG activities and to assess where social service agencies can assist the efforts of the CDD.

CDD has regular contact with the Director and Staff of the Public Housing Authority and discusses ways in which the CDBG program can benefit public housing facilities and residents.

Private housing developers seek out the CDD when planning applications for Low Income Housing Tax Credits or other programs of the Alabama Housing Finance Authority. Applications for financial subsidies from AHFA generally require letters of consistency with the City's Consolidated Plan.

## Discussion

CDBG plans to fund a variety of programs/activities to support area LMI households with affordable housing, homelessness, public housing, special needs activities, and community development assets initiatives. Throughout this plan these areas have been addressed related to the level of needs, priorities, goals and outcomes.

## AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

### Introduction

The City has budgeted a CDBG program to address housing needs in the form of new housing construction, rehabilitation (maintenance and repair), homebuyer assistance (downpayment and closing cost), and administration of housing programs. Also budgeted are public services in the form of assistance to persons at risk of becoming homeless (mortgage, rent, and utility assistance), and services for youth and children and for senior citizens.

A public improvement project that will benefit a Housing Authority property and economic development loans will be carried out with the remaining proceeds of a Section 108 Loan. With the inclusion of Administration and Planning expenses, all available funds are budgeted.

### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	124,809
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	1,012,000
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>1,136,809</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

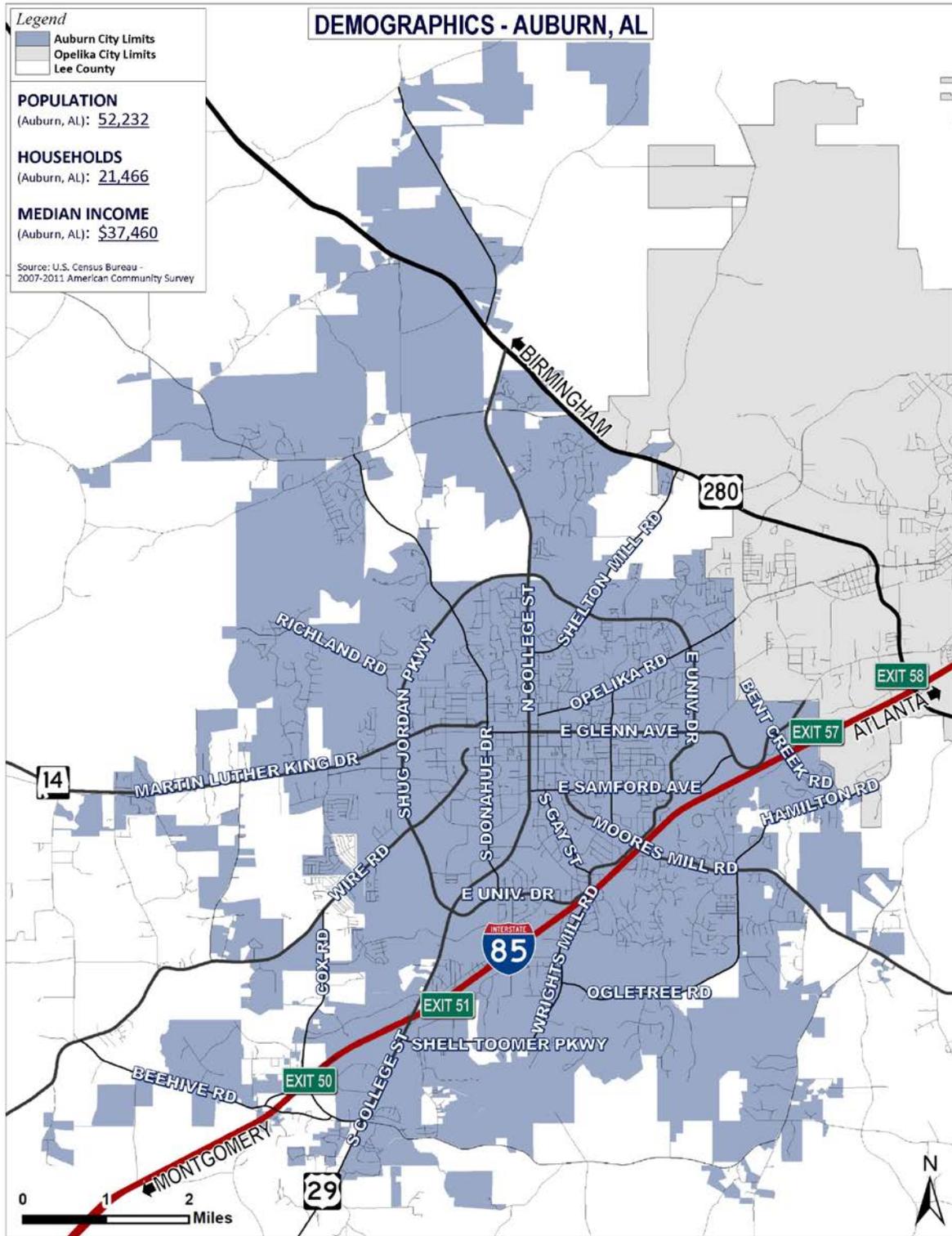
63%

### Discussion

1. All program income that is expected to be received before the start of the next program year has been programmed into activities for this program year.
  
1. The City has borrowed its maximum amount of Section 108 loan authority (\$3,950,000) and will have approximately \$1,012,000 available for economic development loans during this program year. Funds from the 108 have been utilized for renovation of 38 units of public housing and for economic development loans to businesses and industry as specified in the Loan Agreement with HUD.
  
1. N/A
  
1. N/A
  
1. N/A

Auburn has never qualified an urgent need activity.

Attachments



## **Citizen Participation Plan 2015-2019**

### **A. Overview**

An essential component of determining need for government action is to obtain input from the local public. Citizen involvement in program planning and development is recognized as essential, not simply because of State and Federal requirements, but because 1) to better inform the public about community needs and resources available; 2) to learn more about hidden community needs; and 3) it allow citizens to bring forward ideas on how to address community needs.

The City of Auburn (City) has developed the following Citizen Participation Plan to comply with various citizen participation provisions of the Community Development Block Grant (CDBG) program sponsored by the U.S. Department of Housing and Urban Development (HUD). The Citizen Participation Plan details the strategy used by the City in determining community development needs of Auburn residents. Its purpose is to solicit citizen input that is both representative and significant which includes diverse elements of the population and actually has an impact on what is proposed.

The goal of the Housing and Community Development Act and the Community Development Block Grant Program (CDBG) is the development of viable urban communities. These viable communities are achieved by providing the following:

1. Provide decent, safe, and sanitary housing;
2. Provide a suitable living environment; and to
3. Expand economic opportunities.

The program's primary beneficiaries are low to moderate-income (LMI) households, defined as having incomes within 80% of the Area Median, adjusted for family size, and established by HUD.

Each CDBG activity will meet one of the three HUD National Objectives:

1. Provide a benefit to low and moderate-income persons;
2. Prevent or eliminate slum and blight; or
3. Meet an urgent community need that threatens the health or welfare of residents.

### **B. Consultation Process**

Citizen participation is integral to the development of the Consolidated Plan. The City will consult with the following during preparation:

1. The City will consult with other public and private agencies that provide assisted housing, health services, and social services.
2. The City will consult with local health and child welfare agencies to obtain data on lead-based paint to gather information on locations of units where lead poisoned children live.
3. The City will consult with adjacent units of local government to identify and discuss non-housing community development needs.

#### **A. Citizen Participation Process**

The City of Auburn invites citizen participation throughout the planning, implementation and assessment of the CDBG program. Citizens will be encouraged to voice their views, specifically low and moderate persons, minorities, residents in areas where activities are planned or ongoing, elderly, disabled, and business and civic groups concerned about community development. The City will encourage, in conjunction with consultation with Auburn Housing Authority, the participation of residents of public and assisted housing developments. Every effort will be made to involve citizens in the following areas of the CDBG program:

1. Development of the Consolidated Plan and Action Plan;
2. Any substantial amendments to the Consolidated Plan and Action Plan; and
3. The Comprehensive Annual Performance and Evaluation Report (CAPER).

All meetings related to the Citizen Participation Plan will be public and advertised in advance in the non-legal section of the local newspapers and notices will be posted in various city facilities and in digital formats. The City of Auburn will allow citizens 15 days to comment on the CAPER and 30 days on the adoption of the Con Plan and Action Plan and on substantial amendments to the plans. A copy of the original plan will be available at City Hall, the Public Library, the Community Development Office, and digitally. The plan will be in a format accessible to persons with disabilities and all accommodations are considered.

#### **B. Public Meetings**

The City of Auburn will hold at least two public hearings to obtain citizen views on the proposed use of funds, to respond to any grant proposals that may be forwarded, and to answer any questions that may arise during any phase of developing the Consolidated Plan and Action Plan. A hearing will be held as the plans are being developed to obtain citizen input on housing and community development needs and an additional hearing will be held to receive comments

regarding proposed activities prior to filing the application and to review accomplishments. A public hearing will also be held to consider any substantial amendments.

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The following guidelines have been formulated for holding public hearings:

1. Public hearings will be prominently advertised at least ten (10) calendar days prior to the date of the hearing in one of the local newspapers (in the non-legal section), with sufficient information published about the subject of the meeting. Notices will also be posted in City buildings at least ten (10) days prior to the hearing.
2. Public hearings will be held at either a City building or a location that is conducive to the intended program beneficiaries. All sites will be handicap accessible.
3. Minutes will be kept of all public hearings. The minutes will be kept on file at City Hall to provide documentation of the hearing. A summary of the hearing, including alternatives discussed levels of opposition to the proposed plan and the source of opposition will be included in the minutes.
4. A roster of citizens who attended the meeting will be kept. This record will include the name, address or organization of each person present.
5. The following information will be furnished to citizens attending public hearing:
  - (a) Summary of proposed project;
  - (b) Amount of funds available for proposed community development;
  - (c) Range of activities that may be undertaken including the estimated amount of funds proposed to be used for activities benefiting low and moderate income persons;
  - (d) Actual use of funds by grantee. When practicable, outreach public meetings will be held. The time and place of the meeting will be posted – or announced in public places frequented by citizens residing in the service area.

The City of Auburn will use the most current Census to determine the number of residents of Limited English Proficiency. The following procedures will be followed to meet the needs of citizens of Limited English Proficiency.

1. Where past history of public hearings has shown no participation and involvement of Limited English Proficiency residents, and where the Census shows no significant number (less than 5 percent) of Limited English Proficiency residents, no special measures will be taken.
2. Where past history of public hearings has shown participation and involvement of Limited English Proficiency residents, and the Census shows a significant number (more than 5 percent), the following measures will be taken to overcome any language barriers that may exist so that the informational needs of these residents will be met:
  - (a) The hearing will be held as schedule with a translator/interpreter in attendance for translation.
  - (b) Notices of public hearings will be placed in local specialty newspapers (when available) and posted in appropriate places.

#### **E. Public Records**

All program records will be kept at City Hall located at 144 Tichenor Avenue for convenient inspection by the public, between the hours of 8:00 am and 5:00 p.m., Monday through Friday. Records will also be available at the Public Library located at 749 E. Thach. Program records will include but not be limited to the following:

1. The adopted Consolidated Plan and Action Plan;
2. Substantial amendments to the Consolidated Plan and Action Plans;
3. The Comprehensive Annual Performance and Evaluation Report; and
4. Environmental Review Records.

Free copies and digital copies will be made available upon request.

#### **F. Publications**

Before the adoption of the Consolidated Plan and Action Plan, the City of Auburn will make available to citizens the amount of assistance (including grant funds and program income), and the range of proposed activities. A summary of the adopted Consolidated Plan and Action Plan will be published in one or more newspapers of general circulation.

All comments and suggestions to the plans are to be received in writing, or orally at public hearings. Citizens and other interested groups will have not less than 30 days to submit comments on the Consolidated Plan and Action Plan before the plans are submitted to HUD and a 15-day comment period will be available for the CAPER. The plan should include a

summary of comments received and reasons the comments and/or suggestions were not incorporated.

### **G. Performance Report**

The CAPER will be published and the citizens will have 15 days to comment on the report before it's submitted to HUD. Comments or suggestions from citizens will be considered if received in writing. A summary of these comments or suggestions will be attached to the performance report.

### **H. Technical Assistance**

The City of Auburn will provide the following technical assistance to organizations or groups desiring to develop proposals on behalf of low and moderate-income persons residing in the City:

1. Staff availability to answer questions concerning the CDBG program, including the application process and program management and implementation.
2. Staff assistance in developing the written proposal. Staff will explain how the proposal should be organized and presented.
3. Staff assistance in interpreting program data collected by the City.

Technical assistance should not be construed to infer that the City is required to subsidize the operating expense of those developing proposals.

All requests for technical assistance must be submitted in writing to the Director of Community Development. If a request for assistance lies outside the areas of expertise of the City staff, the requesting person/organization will be notified and referred, when possible, to an appropriate agency.

### **I. Grievance Process**

Any citizen/organization (hereafter referred to as the "complainant") who is aggrieved as a result of any aspect of the local community development program and wished to file a complaint or grievance must follow these procedures:

1. The complainant will first present the grievance in writing to the Director of Community Development who will make careful inquiries into the facts and circumstances of the complaint. The Director will attempt to resolve the problem promptly and give a reply to the complainant within fifteen (15) working days from the date the grievance is submitted.

2. A complainant who is dissatisfied with the decision of the Director of Community Development may submit his grievance in writing to the Economic Development Director. The Economic Development Director will attempt to resolve the problem promptly and give a reply to the complainant within fifteen (15) working days from the date the grievance is submitted to the Economic Development Director.
3. A complainant who is dissatisfied with the decision of the Economic Development Director may submit his grievance in writing to the City Manager. The City Manager will make a separate inquiry and inform the complainant of his decision and reasons therefore within 15 days where practicable.
4. If the complainant is still aggrieved, his or her authorized representative may request in writing to the Mayor, within 30 days, a review of the grievance by the Auburn City Council. Such request will be accompanied by all the facts of the nature of the grievance and all written answers given thereto. The Mayor will introduce the complaint or grievance at the first regular Council meeting. Following receipt of the grievance all affected parties will be asked to attend the meeting for the purpose of reviewing the grievance. The Auburn City Council will give their decision in writing to the complainant within 15 working days of the date of the meeting.
5. If the complainant is still aggrieved he may submit the grievance in writing to the U.S. Department of Housing and Urban Development, for review and further information.
6. If the Director of Community Development, Economic Development Director, City Manager or City Council does not act on the grievance within the specified time, the complainant may submit it to the next higher level, following the applicable procedures.

#### **J. Method of Amendment**

Substantial amendments to the Consolidated Plan will be considered if the modifications are justifiable and the changes meet one of the following criteria:

1. To make a change in its allocation priorities or a change in the method of distribution of funds in excess of thirty-five percent (35%) of the CDBG annual award plus program income;

2. To carry out an activity, using funds from any program covered by the consolidated plan (including program income), not previously described in the action plan; or
3. To change the purpose, scope, location, or beneficiaries of an activity.

Substantial amendments will be published and citizens will have 30 days to comment before the amendments are implemented. Comments or views of citizens received in writing, or orally at public hearings will be considered. A summary of the comments, accepted or denied, shall be attached to the substantial amendment of the Con Plan.

Amendments to the City of Auburn's Citizen Participation Plan will be made as Federal/State regulations require, and the City of Auburn deems necessary. Citizens will have 15 days to comment on CPP amendments.

#### **K. Minimize Displacement**

There are no planned public projects or private development activities that would result in displacement. Should such a displacement occur, the City will assist such individuals to acquire replacement housing and will be done in accordance with all applicable federal statutes and regulations governing relocation assistance.

**CDBG AAP 2016 Public Hearing - Citizen Comments**

**12-Jan-**

**16**

**FY 2016 Funding Availability**

**Boykin Community Center**

Ms. Dorothy Butler (concerned citizen - Bedell Avenue) is concerned about the fencing that is around Westview cemetery. Ms. Butler stated that the fence has been replaced with a 4ft fence, which she feels is not enough protection from people jumping the fence and traveling through the back of her property. She wants to see if the fence can be replaced with a taller fence to eliminate foot traffic. Todd White stated that he would forward this request to Park and Rec. Department.

*Reply from Parks and Recreation: Parks and Recreation responded to the citizen sending an employee*

*employee to her home to discuss further the difficulties she is experiencing. Parks and recreation has not requested CDBG fund a fence project.*

Dora Hutchinson (concerned citizen - Westview Drive) has some concerns about the dilapidated housing and the over grown area on Westview/Spencer Avenue.

She stated that improvements need to be made to the Westview Park to make it look presentable.

Ms. Hutchinson also expressed that she would like to see some neighborhood improvement and the removal of those homes that causes blight to the neighborhood. Todd White explained to Ms. Hutchinson that CDBG has demolition and clearance funds that are available to assist homeowners with dilapidated homes.

*Reply from Parks and Recreation: The Codes Division has not identified homes along Specner Avenue for demolition and clearance. It was communicated to Ms. Hutchinson there are not improvement plans for Westview Park at this time.*

*Reply from Codes: The Codes Division has not identified homes along Specner Avenue for demolition and clearance. It was communicated to Ms. Hutchinson there are not improvement plans for Westview Park at this time.*

Earl Tarver (ACHR representative and concerned citizen) has concerns about the the retention pond in a nearby subdivision that is not properly holding water. Mr. Tarver

wanted to know if CDBG funds can be used to address the flooding issues in the neighborhood. He stated that when it rain heavily, the water tend to flood the area and cause problem for property owners.

*Reply from Public Works : Public works is considering drainage improvements in areas vulernable during major rain events.*

Wanda Lewis with the Boys and Girls Clubs of Greater Lee County said that her organization is grateful of its CDBG allocation as well. The funds allow the organization to enhance its services by providing transportation to its program participants and to provide additional services. The funds allowed the organization to leverage funds with other organizations. Mrs. Lewis also stated that their enrollment has increased and need additional resources to address the needs and to increase the quality of service to their youth. Ms. Lewis has concerns regarding transportation for children. She stated that due to a limited amount of transportation, the Boys and Girls Club prevented about 40 children from being able to participate in the program. She wanted to information on a partnership with a transportation service that could provide service to transport the children to the Boys and Girls Club.

*Reply from CDBG: The Boys and Girls Club is expected to be funded in the upcoming funding cycle. The City CD Division is open to discussions of growth and development with Boys and Girls Club managers. CD encourages the work of the Clubs and supports the direct contact and service to the youth of Auburn.*

Joy Stanley (Auburn City School) stated that she works with homeless families within the Auburn school system. She wanted additional information on public service programs that could be used to benefit those families.

*Reply from CDBG: The CD staff communicated to the ACS ways in which their students can be supported by CDBG funding.*

Herman Humphries stated that a credit union is needed in LMI neighborhoods and single family housing is needed for seniors and LMI families. He also stated that youth and adults need a literacy program and job training programs.

*Reply from CDBG: The CD staff presented to Mr. Humpheries the CDBG guidelines and proposed resources for FY2016.*

Marjorie Love (concerned citizen- Vickerstaff Avenue) wanted information on how she could

apply for funds to replace the roof on her home.

*Reply from CDBG: Ms. Love has been presented with the process for application for emergency housing rehab grants.*

